

**Flat 13 The Pines,
38-40 The Avenue, Branksome Park,
Poole, BH13 6HJ**

**£259,950
Share of
Freehold**



Wilson Thomas are excited to offer this two bedroom sixth floor apartment situated in a highly sought after block on The Avenue and is within a short level walk of Westbourne as well as the blue flag beaches at Branksome Chine. The property is now in need of complete modernisation and offers spacious and well configured accommodation comprising hallway, a large open plan L shaped lounge/dining room with access out on to a south facing balcony, kitchen, two double bedrooms, bathroom and separate WC. The development is set within beautifully landscaped communal gardens with visitors parking and there is also a single garage conveyed with the apartment. Offered for sale with vacant possession.

APPROACH Via a secure communal doorway into an entrance foyer with lift and stairs to all floors.

FRONT DOOR Opening into:

ENTRANCE HALL Floor standing storage heater, built in full height storage cupboard with hanging rail and shelf, further full height built in cupboard housing the gas meter and electrical consumer unit, large double airing cupboard housing the hot water cylinder, cold water tank and slatted wooden linen shelving.

LOUNGE/DINER 'L' shaped 22' 3" x 11' 10" narrowing to 22' 1" x 9' 5" (6.78m x 3.61m) A bright and spacious open plan south facing room. Tiled ornamental fireplace with inset for electric fire, two floor standing electric storage heater, ample space for dining table, UPVC double glazed rear aspect window and UPVC double glazed sliding patio door which opens onto:

BALCONY Tiled floor with glass balustrade.

KITCHEN 11' 3" x 7' 10" (3.43m x 2.39m) UPVC double glazed side aspect window giving far reaching views across the tree tops, fitted with a simple range of base and wall mounted drawers and cupboards with complementary work surface areas having ceramic tiled splashbacks, one and a half bowl stainless steel sink unit with chrome mixer tap, space and plumbing for automatic washing machine, electric and gas cooker points, glazed doors from the kitchen give access to the dining area and hallway.

BEDROOM 1 12' 6" x 12' 1" (3.81m x 3.68m) UPVC double glazed side aspect window with far reaching views, built in wardrobe with sliding doors, floor standing electric storage heater.

BEDROOM 2 12' 6" x 9' 4" (3.81m x 2.84m) UPVC double glazed rear aspect window, built in wardrobe with sliding doors.

BATHROOM Fitted with a coloured suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low flush WC, fully ceramic tiled walls, frosted UPVC double glazed side aspect window, wall mounted electric heated towel rail, wall mounted electric heater, electric shaver point.

CLOAKROOM Low flush WC, wall mounted wash hand basin, fully ceramic tiled walls, frosted UPVC double glazed side aspect window.



OUTSIDE The Pines is set within beautifully maintained communal gardens. There is visitors parking to the front and the flat is conveyed with a single garage.

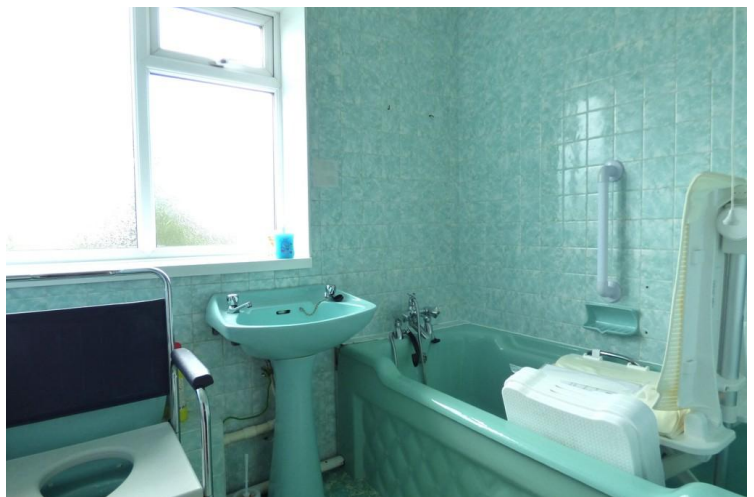
TENURE Share of Freehold with 975 years remaining.

LEASE INFORMATION We are informed that sub-letting long term rentals are permitted (6 months and over) however both short term or holiday lets are not permitted under the terms of the lease. Pets are also not permitted.

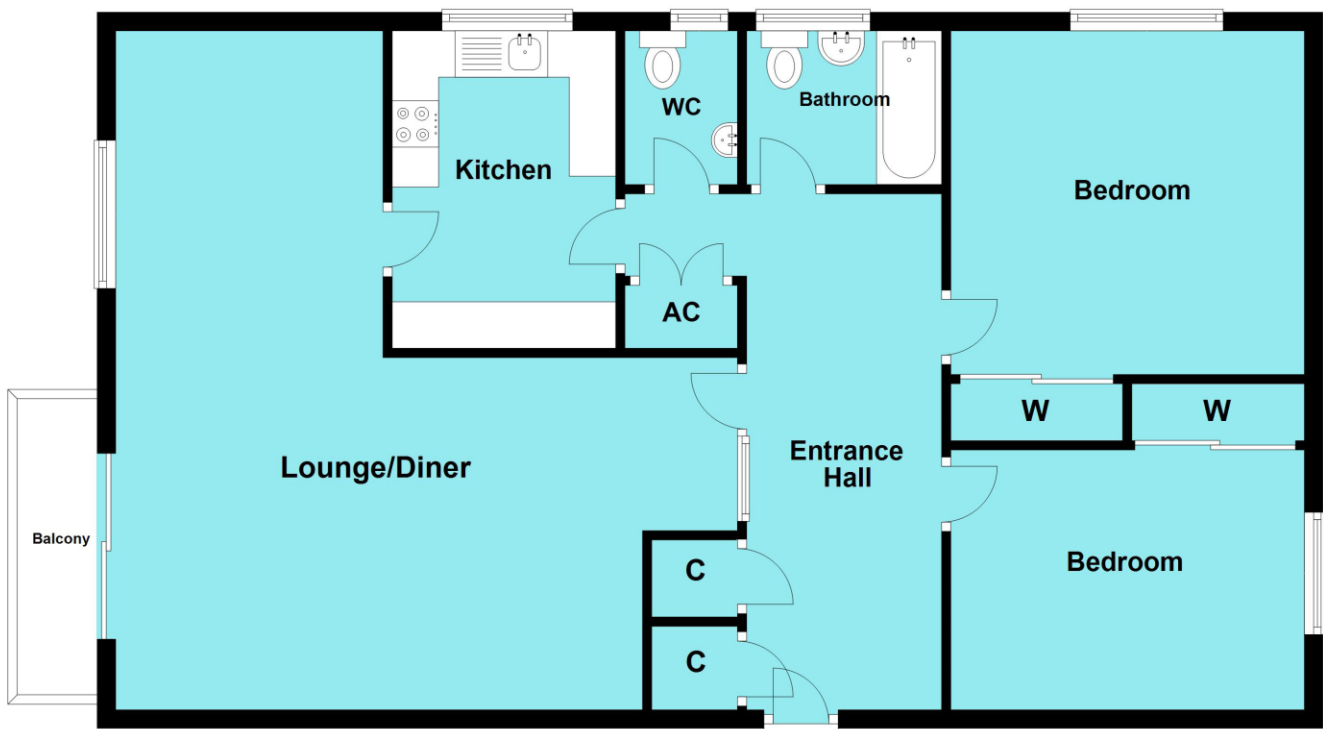
SERVICE CHARGE £2,260 p.a.to include water and sewerage rates.

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 15100**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 93.9 sq. metres (1010.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.



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